

### LAND USE AND ZONING

BLOCK 12301, LOT 1 & BLOCK 10100, LOT 7.01  
PROPOSED REDEVELOPMENT (MU-O ZONE)

PROPOSED USE	PERMITTED USE	PERMITTED USE	PERMITTED USE
ZONING PARAMETERS	ZONE MU-O REQUIREMENTS	EXISTING	PROPOSED
MULTI-FAMILY RESIDENTIAL			
RETAIL			
MAXIMUM COMMERCIAL SPACE	10,000 SF	N/A	4,000 SF
MINIMUM LOT AREA	11,000 ACRES (479,160 SF)	11,799 ACRES (513,980 SF)	11,799 ACRES (513,980 SF)
MAXIMUM APARTMENT DENSITY	142.8 APARTMENTS (12 APARTMENTS / 1 ACRE)	N/A	140 APARTMENTS (11.9 APARTMENTS / 1 ACRE)
MINIMUM REQUIRED AFFORDABLE HOUSING UNITS	15%	N/A	15% (21 UNITS)
MINIMUM LOT WIDTH	500.0 FT	546.9 FT	546.9 FT
MAXIMUM BUILDING HEIGHT (FACING DIVISION AVE OR NJ TRANSIT)	2.5 STORIES / 35 FT	1 STORY / 20 FT	1 STORY / 20 FT
MAXIMUM BUILDING HEIGHT (FACING STONE HOUSE ROAD AND IN INTERIOR OF PROPERTY)	3 STORIES / 45 FT	3 STORIES / 45 FT	3 STORIES / 45 FT
MINIMUM FRONT YARD SETBACK (FACING DIVISION AVENUE)	50 FT	20.9 FT	50.0 FT
MINIMUM FRONT YARD SETBACK (COMMERCIAL BUILDINGS FACING DIVISION AVENUE)	20 FT	20.9 FT	20.0 FT
MINIMUM FRONT YARD SETBACK (FACING STONE HOUSE ROAD)	30 FT	9.3 FT (EN)	33.8 FT
MINIMUM SIDE YARD SETBACK	30 FT	49.2 FT	30.0 FT
MINIMUM REAR YARD SETBACK	50 FT	241.1 FT	87.0 FT
MAXIMUM BUILDING COVERAGE	20.0% (102,796 SF)	29.7% (154,190 SF) (EN)	13.6% (70,054 SF)
MAXIMUM LOT COVERAGE	40.0% (205,592 SF)	59.3% (307,609 SF) (EN)	39.5% (203,068 SF)
			39.9% (204,886 SF) (BANKED PARKING LAYOUT)
MAXIMUM FLOOR AREA RATIO	0.50 (256,990 SF)	0.47 (244,490 SF)	0.40 (203,962 SF)
MINIMUM BUFFER FROM NEIGHBORING PROPERTIES & STREETS	10 FT	49.2 FT	20.0 FT

(EN) EXISTING NON-COMFORMITY

### OFF-STREET PARKING REQUIREMENTS

CODE SECTION	REQUIRED	PROPOSED
§ 151.1 c	RETAIL PARKING 4,000 SF x (1 SPACE / 200 SF) = 20 SPACES	20 SPACES
RSIS - § 5.21 TABLE 4.4	RESIDENTIAL PARKING (GARDEN APARTMENTS): 126 - TWO BR UNIT x (2.0 SPACES / UNIT) = 252 SPACES 14 - THREE BR UNIT x (2.1 SPACES / UNIT) = 29 SPACES  TOTAL = 281 SPACES	294 SPACES  310 SPACES (BANKED PARKING LAYOUT)  330 TOTAL SPACES (BANKED PARKING LAYOUT)
	TOTAL REQUIRED PARKING: 301 SPACES	314 TOTAL SPACES
ADA REQUIREMENTS	REQUIRED ADA PARKING SPACES 301 TO 400 TOTAL PARKING SPACES = 8 ADA PARKING SPACES 8 ADA PARKING SPACES x (1 VAN-ACCESSIBLE PARKING SPACE / 6 ADA PARKING SPACES) = 2 VAN ACCESSIBLE SPACES	8 ADA PARKING SPACES, 2 VAN ACCESSIBLE SPACES
§ 151.2 a	PARKING AREA DESIGN: INGRESS AND EGRESS DRIVE WIDTH TWO-WAY = 24 FT	24.0 FT
§ 151.2 b	PARKING AREA DESIGN: DRIVE AISLE WIDTH 90 DEGREE PARKING = 24 FT	24.0 FT
§ 151.1 b	OFF STREET PARKING SPACE DIMENSIONS HEAD-ON PARKING WIDTH = 9 FT LENGTH = 18 FT  PARALLEL PARKING WIDTH = 8 FT LENGTH = 23 FT	WIDTH = 9.0 FT LENGTH = 18.0 FT  WIDTH = 9.0 FT LENGTH = 23.0 FT
§ 151.3 a	REQUIRED LOADING BERTHS: RETAIL USE - 0 SF TO 5,000 SF; 0 LOADING BERTH	0 LOADING BERTHS

- PER NJAC 5:21-4.14 (d) 2, ONE-CAR GARAGE AND DRIVEWAY COMBINATION SHALL COUNT AS 2.0 OFF-STREET PARKING SPACES. PROVIDED DRIVEWAY MEASURES A MINIMUM 18 FT IN LENGTH.
- ALL SPACES NOT ALLOCATED TO RETAIL (20 SPACES) OR RESIDENTS (84 GARAGE SPACES, 84 DRIVEWAY SPACES, 56 SURFACE LOT SPACES) SHALL BE CONSIDERED GUEST PARKING SPACES.
- RSIS SECTION 5:21-4.14 PARKING: NUMBER OF SPACES (a) - WHEN HOUSING IS INCLUDED IN MIXED-USE DEVELOPMENT, A SHARED PARKING APPROACH TO THE PROVISION OF PARKING SHALL BE PERMITTED, SO A DESIGN WAIVER IS NOT SOUGHT FOR GUEST PARKING SPACES

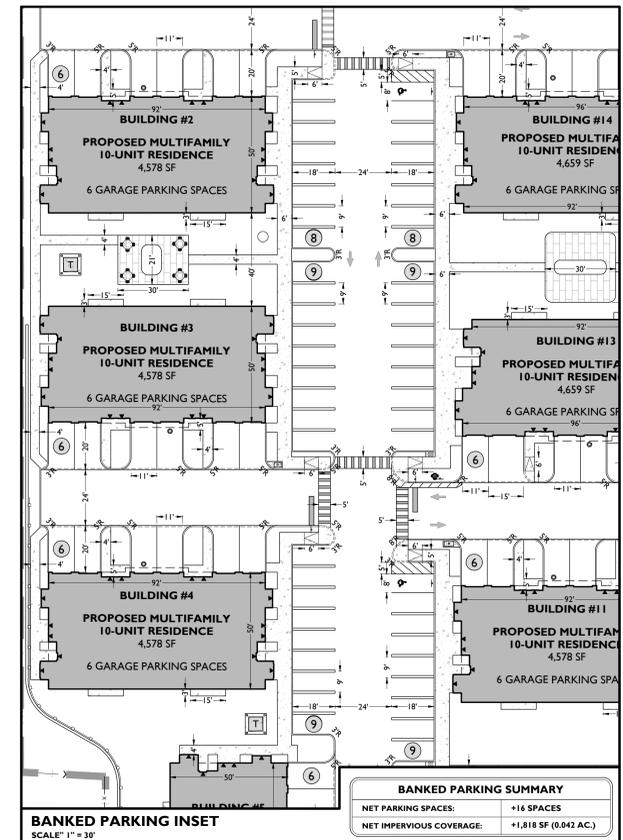
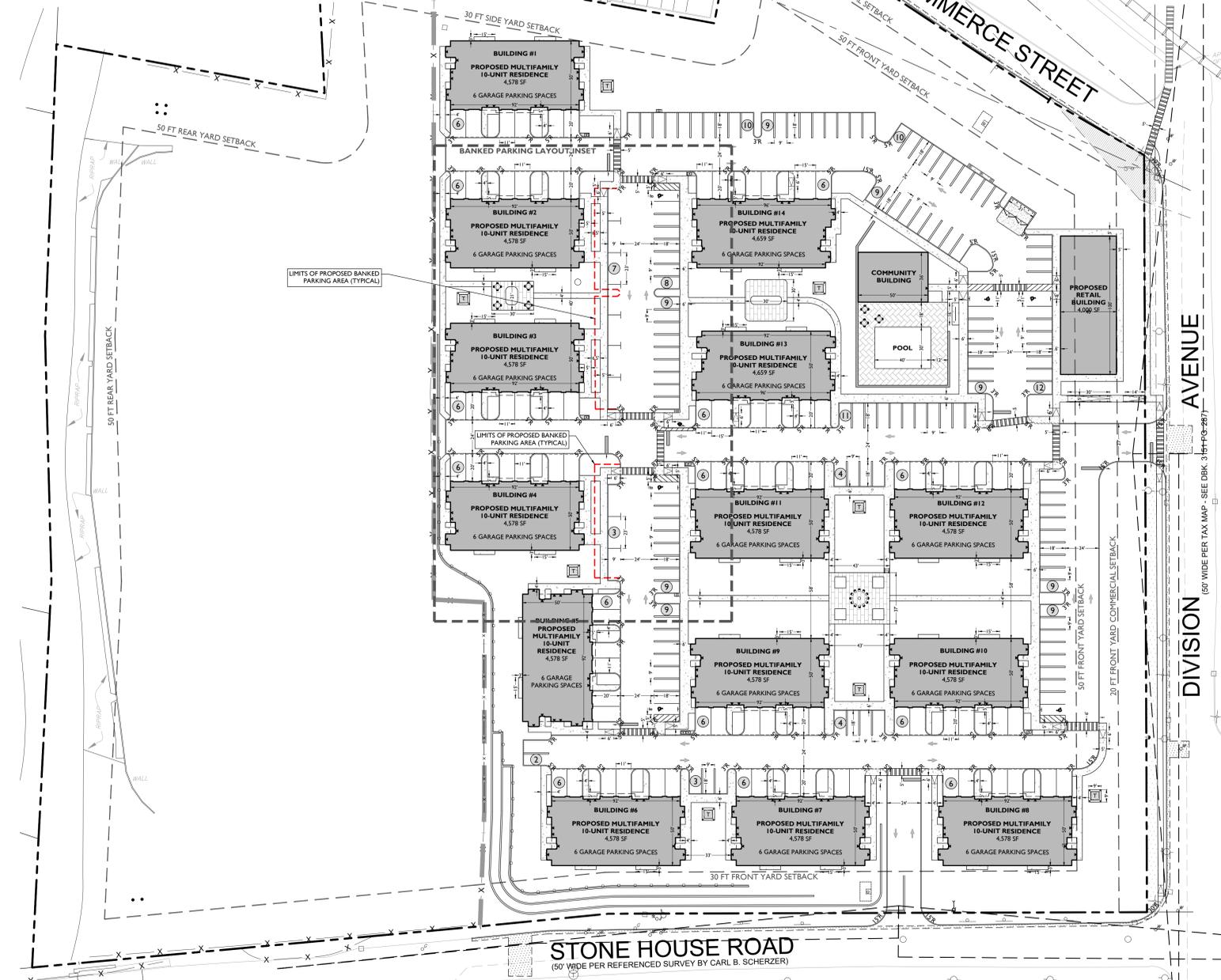
### SYMBOL DESCRIPTION

	PROPERTY LINE
	SETBACK LINE
	SAWCUT LINE
	PROPOSED CURB
	PROPOSED DEPRESSED CURB
	PROPOSED FLUSH CURB
	PROPOSED SIGNS / BOLLARDS
	PROPOSED BUILDING
	PROPOSED CONCRETE
	PROPOSED BUILDING DOORS
	PROPOSED RETAINING WALL

### LOT AREA BREAKDOWN

DEVELOPED AREA:	7.52 AC (327,399 SF)
NJDEP RESTRICTED AREA:	4.38 AC (190,923 SF)

- ### GENERAL NOTES
- THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC) PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE DOCUMENTS. SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC PRIOR TO THE START OF CONSTRUCTION AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
  - ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC AND ITS SUBCONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEY'S FEES ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT AS A RESULT OF NOT CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
  - THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
  - THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDERMINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO REMAIN ON THE PLAN SET. ALL REPAIRS SHALL USE NEW MATERIALS TO RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTOR'S EXPENSE.
  - THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW. STONEFIELD ENGINEERING & DESIGN, LLC WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET.
  - THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
  - THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN ACCORDANCE WITH THE DESIGN INTENT AND SHALL BE RESPONSIBLE FOR THE PROCUREMENT OF STREET OPENING PERMITS.
  - THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION & DEMOLITION ACTIVITIES.
  - SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC, BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT RELIEVE THE CONTRACTOR OF ANY OF THE RESPONSIBILITIES AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.



### BANKED PARKING SUMMARY

NET PARKING SPACES:	+16 SPACES
NET IMPERVIOUS COVERAGE:	+1,818 SF (0.042 AC)

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**PRELIMINARY & FINAL MAJOR SITE PLAN**

**ENCLAVE AT MILLINGTON**

**PROPOSED MIXED-USE MULTI-FAMILY AND COMMERCIAL DEVELOPMENT**

BLOCK 12301, LOT 1 & BLOCK 10100, LOT 7.01  
50 DIVISION AVENUE  
TOWNSHIP OF LONG HILL  
MORRIS COUNTY, NEW JERSEY

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CHARLES D. OLIVO, P.E.  
NEW JERSEY LICENSE No. 46719  
LICENSED PROFESSIONAL ENGINEER

SCALE: 1" = 40' PROJECT ID: T-12788  
TITLE: **PARKING EXHIBIT**  
DRAWING: **I OF I**